

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

923 ARMSTRONG STREET NORTH BALLARAT NORTH VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$565,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Ballarat North

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1109 ARMSTRONG STREET NORTH BALLARAT NORTH VIC 3350	\$600,000	02-Feb-22
608 LANDSBOROUGH STREET BALLARAT NORTH VIC 3350	\$562,500	08-Dec-21
106 HOWARD STREET SOLDIERS HILL VIC 3350	\$600,000	28-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 May 2022

McGrath

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**1109 ARMSTRONG STREET NORTH
BALLARAT NORTH VIC 3350**

Sold Price

\$600,000

Sold Date

02-Feb-22

3

1

2

Distance

0.35km



**608 LANDBOROUGH STREET
BALLARAT NORTH VIC 3350**

Sold Price

\$562,500

Sold Date

08-Dec-21

4

1

1

Distance

0.29km



**106 HOWARD STREET SOLDIERS
HILL VIC 3350**

Sold Price

^{RS} **\$600,000**

Sold Date

28-Mar-22

3

1

2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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